
Blighted Property Review Committee
Thursday, June 20, 2013
Determination & Certification Hearing
Meeting Report

Mr. Olsen called the Determination and Certification Hearing to order at approximately 6:05 pm. He announced that a quorum was present.

Mr. Olsen announced that the purpose of the hearing was to consider if the conditions of the properties on the agenda met any of the 12 conditions set by the Pennsylvania Urban Redevelopment Law of 1945, as amended and the City of Reading Blighted Property Review Committee Ordinance, and could be certified or determined as blighted.

BPRC Attendance: L. Olsen, R. Corcoran, H. Urena, M. Wolfe, D. Luckey

Staff Attendance: L. Kelleher, T. Butler, Esq., M. Reinhart

Mr. Olsen asked Ms. Butler, attorney from the City's Law Department, to conduct the hearing. He stated that properties with owners present will be taken first and the remaining properties will be handled in a consent agenda fashion.

Removal From List

Mr. Olsen stated that the following properties no longer meet the blight criteria:

1. 249 Blair St., Florian Satu & Silviu Povoroznic owners, 938 Joan Ter, Rdg
2. 522 Heine, Chai-Chanh Liu owner, Rosemead CA
3. 49 Arlington, Kim Waldron owner, 49 Arlington St., Rdg
4. 1715 Haak, Desiree Concepcion owner 1715 Haak St. Rdg
5. 526 Douglass, Edner Casimir owner, Brooklyn NY
6. 1236 Carbon, Diana Munoz owner, 1236 Carbon St, Rdg

Ms. Wolfe moved, seconded by Mr. Urena, to remove the above listed properties from the blighted property list. The motion was approved unanimously.

Removal From Process –

Ms. Butler stated that the following properties no longer meet the blight criteria:

1. 211 Gerry St., Harvey, Mary and Kenneth Moyer, owners, 301 S Wyomissing Ave Shillington Pa 19607 no purchase date listed; *Tabled until April at the March*

Hearing

2. 1729 Centre Ave., Tropic Holdings LLC, owners, 418 Moss St, Rdg, 19604, purchase date June 2010; *Tabled at February Determination Hearing*

Mr. Corcoran moved, seconded by Mr. Urena, to remove the properties listed above from the blighted property process. The motion was approved unanimously.

Ms. Butler explained the hearing procedure. She stated that a property can be deemed blighted if it meets one or more of the criteria listed in the State Statute and the local ordinance.

Ms. Butler explained the hearing procedures and summarized the blighted conditions as set forth in the City's Blighted Property ordinance. All property owners were provided with a copy of the property packets that will be entered into the record. She reiterated that properties with owners present would be taken first and the properties without representation would be taken in a consent agenda format.

CERTIFICATION HEARING

3. 225 S 12th St, Alexis Hallums, owner, 225 S 12th St, Rdg, 19601 purchased July 2006; *Tabled at the April Certif. Hearing*

Ms. Butler stated that the property owner is not present; however, Attorney Giles, representing Wells Fargo will be addressing this property. Ms. Kelleher administered the oath to Mr. Giles. Ms. Butler entered the following conditions into the record from the property summary sheet as follows:

- Notice mailed to the property owner via first class and certified mail on April 22, 2013
- Notice posted on the property on May 3, 2013
- Delinquent water charges totaling \$196.03; Water off April 2011
- Electric – no response
- Gas service off since April 2012
- Delinquent Taxes N/A
- Trades: Porch floor is rotting
- Codes: 9 Unpaid QoL; 4 unpaid no show inspections; unpaid housing registration, placarded for no show, court ordered inspection June 10, 2013 - total owed \$1825
- Delinquent Trash and Recycling Charges – no response
- Liens N/A

Ms. Butler inquired about the missing trash and recycling affidavits. Ms. Reinhart expressed the belief that the recent transfer of trash and recycling billing to RAWA created a problem with the Trash and Recycling affidavits.

Mr. Giles stated that he presented a check to Ms. Reinhart tonight to pay off the delinquent balances that Wells Fargo was aware of at the April hearing and he inquired about the unpaid balances. He stated that Wells Fargo has employed a property manager to care for the exterior of the property; however, they still do not have access to the interior. He suggested having the utility bills and other correspondence sent directly to Wells Fargo to avoid delinquencies. He stated that Ms. Reinhart was provided with Wells Fargo's contact information.

In response to a question from Mr. Corcoran and Ms. Butler, Mr. Giles stated that the foreclosure complaint has not been filed yet and that he was unsure when it would be filed. Ms. Butler described the problems banks create by delaying action on properties eligible for foreclosure.

Ms. Butler asked Ms. Reinhart if the court ordered inspection took place. Ms. Reinhart stated that she was unsure.

Mr. Giles again asked that all bills, fines, and fees be sent directly to Wells Fargo so delinquencies can be avoided.

Public Comment

Ms. Butler opened the floor for public comment. No one stepped forward.

Ms. Wolfe moved, seconded by Mr. Corcoran, to certify 225 S 12th St as a blighted property. The motion was approved unanimously.

In response to a question from Mr. Giles, Ms. Butler explained that a property does not have to meet all the criteria and can be placed on the list for meeting only one of the criteria.

2. 311 Hollenbach St, Marie Chevannes, owner, 813 Spring St, 19601, purchased February 2006

Ms. Butler asked Attorney Jim Rearden to step forward. Ms. Kelleher administered the oath to Mr. Rearden.

Ms. Butler entered the following conditions into the record from the property summary sheet as follows:

- Notice mailed to the property owner via first class and certified mail on April 22, 2013
- Notice posted on the property on May 3, 2013
- Delinquent water charges totaling \$2798.17; Water off August 2007
- Delinquent Taxes \$3173.54 2008-12 School, 2009-12 County and 2011 City
- Electric – no response
- Gas meter removed 2002
- Trades: front steps missing, front porch in poor repair
- Codes: 11 Unpaid QoLs weeds and trash, 4 unpaid work orders trash and weeds, 3 years unpaid housing permits, inspection scheduled for July 18, 2013.
- Delinquent Trash and Recycling no response
- Liens N/A

Mr. Rearden stated that the property was purchased in 2006 and the process to rehab the property has been difficult due to the amount of vandalism that regularly occurs. He stated that the police did apprehend a juvenile for vandalism and that juvenile is currently on probation.

Mr. Rearden stated that the property owner purchased new steps to install; however, the contractor left the site to purchase additional materials and when he returned the steps and some of his tools were stolen. He continued to describe the difficulties the property owners have experienced in trying to rehab this property due to the neighborhood conditions. He questioned the work orders listed on the summary sheet, as the property owner has a contractor to maintain the exterior.

Mr. Rearden stated that the property owner has financial difficulties due to the number of properties they purchased. He stated that they are currently seeking a buyer for the property. He stated that the couple moved here from New York and purchased properties to rehab and rent or rehab and sell. He requested that the property owners be provided with additional time.

In response to a question from Mr. Corcoran, Mr. Rearden stated that he is unsure of how long it will take to rehab the property given the couple's financial difficulties. He noted that the property owners are aware of the July inspection date.

Public Comment

Ms. Butler opened the floor for public comment. No one stepped forward.

BPRC Vote

Mr. Corcoran moved, seconded by Ms. Wolfe, to approve the determination of 311 Hollenbach Street as a blighted property. The motion was approved unanimously.

Ms. Butler explained that determination is the first step in the blighted property process. She stated that the certification hearing will occur in August and the property conditions will be reviewed again. She noted that properties that no longer meet the criteria can be removed from the list or the process.

3. 1536 Perkioman Ave, Bruce and Lisa Hill, owners, 101 Dautrich Rd, Reading 19606, purchased August 2000

Ms. Butler stated that the property owner is not present but a neighbor is in the audience.

Ms. Butler entered the following conditions into the record from the property summary sheet as follows:

- Notice mailed to the property owner via first class and certified mail on April 22, 2013
- Notice posted on the property on May 3, 2013
- Delinquent water charges totaling \$1224.51; Water off August 2011
- Delinquent Taxes \$3589.91 2010,11,12 County & School, 2011,12 City
- Electric – no response
- Gas inactive since April 2011
- Trades: front porch roof sagging, new roof required, rotting rim joist in rear
- Codes: citation rotting porch roof, peeling paint and public nuisance, 12 unpaid QoL, 2 unpaid work orders for trash, weeds and trash receptacles, total owed \$1803.44
- Delinquent Trash and Recycling no response
- Liens N/A

Ms. Butler inquired if the property owner is in the audience. No one responded.

Public Comment

Ms. Butler opened the floor for public comment. No one stepped forward.

BPRC Vote

Mr. Corcoran moved, seconded by Ms. Wolfe, to approve the determination of 1536 Perkiomen Street as a blighted property. The motion was approved unanimously.

4. 700 N 10th St, Mercedes Rodriguez, PO Box 12866, Reading 19612, purchased March 2004

Mercedes Rodriguez came forward and Ms. Kelleher administered the oath to her.

Ms. Butler entered the following conditions into the record from the property summary sheet as follows:

- Notice mailed to the property owner via first class and certified mail on April 22, 2013
- Notice posted on the property on May 2, 2013
- Delinquent water charges totaling \$3741.46; Water off July 2007
- Delinquent Taxes \$7813.46 2008-12 School, 2009-12 County, 2011-12 City
- Electric – no response
- Gas meter removed 2004
- Trades: some post-fire repairs in rear
- Codes: 2 unpaid work orders \$165.13, No Show inspection beginning 11-2011, Inspection scheduled for 6-7-13, rehab plan issued
- Delinquent Trash and Recycling no response
- Liens N/A

Ms. Rodriguez stated that the delinquent bills should have been cleared through the bankruptcy process. She stated that her bankruptcy was discharged in April 2013. She stated that the fire occurred in 2011. She stated that this is the only property she owns and that she has started repair work. She stated that the Property Maintenance Inspector gave her 180 days to comply and that she is following the plan issued under the bankruptcy.

Mr. Olsen inquired if the property was insured before the fire occurred. Ms. Rodriguez stated that she did not have property insurance at the time of the fire; however, the bankruptcy plan requires her to carry insurance.

In response to a question from Mr. Corcoran, Ms. Rodriguez stated that she plans to continue to work and make progress. She provided photos showing the repair work to the rear.

Public Comment

Ms. Butler opened the floor for public comment. No one stepped forward.

BPRC Vote

Mr. Luckey moved, seconded by Ms. Wolfe, to approve the determination of 700

North 10th Street as a blighted property. The motion was approved unanimously.

Mr. Olsen encouraged Ms. Rodriguez to continue to make repairs, as the property can be decertified after the property is cleared of deficiencies.

Certification Consent Agenda

1. 143 W. Green St, Yvette Richardson, owner, 143 W. Green St, Rdg, 19601, purchased Aug 1995; tabled at April Certif. Hearing

2. 1627 N 10th St, Rosa Juan C Cantres, PO Box 13775 Reading Pa 19612, purchased July 2005; tabled at April Certif. Hearing

Ms. Butler inquired if the property owners for these properties were present. No one responded.

Ms. Butler stated that these properties meet at least one of the blight criteria. In summary:

- All notices were mailed on April 22, 2013 and posted on May 8, 2012
- **143 W. Green St** – Delinquent Water \$2437.14, Water off Sept 2008, \$3399.42 Delinquent 2010-12 City, County and School Taxes, Gas off since September 2008, Trades: windows missing and 2nd floor ceiling collapsing, Codes: 14 unpaid QoL trash and weeds, citation failure to secure property total owed \$1681.69
- **1627 North 10th** - \$1644.61 Delinquent Water; Water off May 2011, \$6028.41 2010-12 City, County and School taxes

Ms. Butler again inquired if the property owners were present and no one responded.

Public Comment

Ms. Butler opened the floor for public comment. No one stepped forward.

BPRC Vote

Mr. Luckey moved, seconded by Ms. Wolfe, to approve the certification of 143 W. Green Street and 1627 North 10th Street as blighted properties. The motion was approved unanimously.

Determination Consent Agenda

Ms. Butler inquired if the property owners for these properties were present. No one responded.

- **119 Windsor St, Robert Bryant Jr, owner, 340 E Poplar St, York, 17402, purchased April 2006**

- 221 Greenwich St, Berks Restoration & Rehabilitation LLC, owner, 221 Greenwich St, purchased April 2013
- 1057 N 9th St, William Reinhart, owner, 1136 Dunkelberger Rd Leesport PA 19533, no purchase date listed
- 754 N 9th St, Jose Luna Espinal, owner 806 Summit Chase Dr., West Reading 19611, purchased August 2008
- 516 N 9th St, Jose Munoz, owner, 507 N 14th St, Reading 19604, purchased March 2006
- 604 N 9th St, Livin Rodriguez, owner, 631 Elm St, Reading 19601, purchased June 2011
- 245 Pear St, Ventura and Tracy Norman, owners, 2253 Corte San Simeon, Chula Vista CA 91914, purchased December 2006
- 1222 Chestnut St, Vital Batista, owners, 317 Cedar Reading 19601, purchased March 2013
- 1031 Windsor St, Marie Jose Buerrier, owners, 772 W. Btadley St, West Hempstead NY 11552, purchased August 2006
- 1035 Muhlenberg St, Ann Burgos, owner, 1035 Muhlenberg St 19602, purchased September 2003
- 316 Mulberry St, L & R Homes LLC, owners, 1047 Brighton Beach Ave Suite 2, Brooklyn NY 11235 purchased November 2006
- 40 S 10th St, Arthur Horwedel, owners, PO Box 13421 Reading 19612, purchased December 2006

Ms. Butler stated that these properties meet at least one of the blight criteria. In summary:

- All notices were mailed on April 22, 2013 and posted on either May 2, 3 or 8, 2012
- **119 Windsor** – Delinquent Water \$1038.13, Water off Dec 2012, Gas off since April 2013, Codes: 5 unpaid QoL and 1 unpaid work order, citation failure to light common areas in 2012 and for weeds in 2008, 3 years unpaid housing permits – total owed \$1000
- **221 Greenwich St** - \$18818.67 Delinquent Water; Water off Sept 2012, \$2891.09 2011-12 County and School taxes, 2011 City, Gas Meter Removed 2006, NOV damaged roof, windows, graffiti, missing drainage, peeling paint, unsafe door
- **1057 N 9th St** – \$8745.19 Delinquent 2010,1, 12 County, 2011, 12 City School taxes and \$2041.24 delinquent 2008 School Taxes and \$3050.14 delinquent 2009 County and School taxes, Codes citation failure to repair sidewalk, basement hatchway, peeling paint, sewer stack cover, vacant structure, placarded April 2013 No Show inspection
- **754 N 9th St** - \$5411.86 Delinquent Water, Water off March 2010, \$15147.93

delinquent 2010, 11, 12 County and School and 2011, 12 City taxes, Gas meter removed 2009, Brick façade falling onto Douglass St side of property, Citation weeds and trash 2008, exterior condition 2013, 31 unpaid QoL and 7 unpaid work orders, 2 No Show inspections, unpaid housing permit – total due \$5372.13

- **516 N 9th St** - \$1881.03 delinquent water, water off Feb 2010, \$6254.86 delinquent 2008-12 School, 2009-12 County and 2011 City taxes, Gas meter removed 2004, Trades – expired building permits, uninhabitable structure, Codes – Inspection scheduled for 8-26-13, 2 No Show inspections, unpaid QoLs, registered vacant for rehab
- **604 N 9th St** - \$2963.45 delinquent water, water off prior to 1999, \$6343.66 delinquent 2008-12 County and School and 2011-12 City taxes, Trades – major brick failure and roof leaking into adjoining property, Codes – inspection scheduled 8-15-13, previous No Show inspections, unpaid housing permits and NOV for exterior condition – total owed \$1030
- **245 Pear St** - \$1838.54 water delinquent, water off May 2012, \$2019.41 delinquent 2011-12 City, County and School taxes, Gas inactive since 2007, Trades – front porch roof rotting, Codes – Inspection scheduled 7-21-13, 15 unpaid QoL, 4 unpaid work orders, unpaid housing permits, citation for porch roof May 2013
- **1222 Chestnut St** - \$191.69 delinquent water, water off Aug 2002, Gas meter removed 2002, Trades - condemned and boarded up, brick façade separating in front, Codes – inspection scheduled 7-29-13, Previous No Show, registered vacant for rehab May 2013, NOV sidewalk, front steps, peeling paint, deteriorated siding, new owner March 2013
- **1031 Windsor St** - \$6570.82 delinquent water, water off Oct 2012, \$3674.03 delinquent 2011-12 City, School and County taxes, Codes – inspection scheduled for 7-24-13, previous No Show, tagged as illegal rental Jan 2013, 14 unpaid QoL animal waste, trash and trash receptacles, unpaid work order and placard removal – total owed \$4341.82
- **1035 Muhlenberg St** - \$1305.08 delinquent water, water off June 2011, \$2219.86 delinquent 2012,13 City, 2011, 12, 13 County and School taxes, Gas inactive 2011, Trades – post fire roof collapsing, exposed to elements, total reconstruction required, Codes – citation for exterior condition and trash April 2013, 8 unpaid QoL trash and weeds, 7 unpaid work orders trash, weeds, secure property – total owed \$1996.62
- **316 Mulberry St** - \$2830.64 delinquent water, water off Sept 2012, \$734.42 2012 City and County taxes, Gas inactive Aug 2012, Codes – 4 No Show inspections over 2 years, Citation for No Show, unpaid housing permits – total owed \$1955
- **40 S 10th St** - \$2768.89 delinquent water, water off Sept 2012, \$5108.76 delinquent 2009-13 County and School and 2010-12 City taxes, gas meter removed Sept 2012, Trades – mortar joints failing 2nd floor rear, window leader deteriorating, door

missing, exposed to elements, Codes – placarded for No Shows, 2 placard removal fees, citation illegal unit, 7 unpaid QoL, unpaid housing permits, citation for window glazing – total owed \$1890.62

Ms. Butler again asked for the property owners and no one responded.

Public Comment

Ms. Butler opened the floor for public comment. No one stepped forward.

BPRC Vote

Mr. Urena moved, seconded by Mr. Corcoran, to approve the determination of the Consent Agenda properties as blighted properties. The motion was approved unanimously.

Mr. Urena moved, seconded by Mr. Corcoran, to adjourn the meeting.

Respectfully submitted by Linda A. Kelleher CMC, City Clerk